

Warranty Deed Page 1 of 3

Gary Christensen Washington County Recorder

11/06/2025 01:11:58 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

**When recorded mail deed and tax notice to:**

Connie Jean Nelson, Trustee  
1287 W Bloomington Dr S, Unit 13  
St. George, UT 84790



**SOUTHERN UTAH  
TITLE COMPANY**  
"Doing good Deeds for over 70 years"  
stl.com

Order No. 236331

Tax I.D. No. SG-PRE-13-A and SG-6-3-14-422

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Todd R. Plumb and Dianne Plumb**, grantor(s), of St. George, County of Washington, State of Utah,  
hereby **CONVEY and WARRANT** to

**Connie Jean Nelson, Trustee of the Connie Jean Nelson Revocable Trust dated January 8, 2025 and  
Roy Scott Lystrup, as Tenants in Common**, grantee(s) of St. George, County of Washington, State of  
Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the  
following described tract of land in Washington County, State of Utah:

**See Attached Exhibit "A"**

See attachment for signature(s) and notary acknowledgment.

Signature(s) and notary acknowledgment attachment to that certain Warranty Deed executed by Todd R. Plumb and Dianne Plumb grantor(s), to Connie Jean Nelson, Trustee of The Connie Jean Nelson Revocable Trust dated January 8, 2025 grantee(s).

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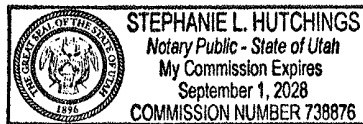
WITNESS the hand(s) of said grantor(s), this 31 day of October, 2025.

Todd R Plumb  
Todd R. Plumb

Dianne Plumb  
Dianne Plumb

STATE OF Utah )  
COUNTY OF Washington )  
:ss.

On the 31<sup>st</sup> day of October, 2025, personally appeared before me, Todd R. Plumb and Dianne Plumb, the signer(s) of the within instrument who duly acknowledged to me that he/she/they executed the same.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 09/01/2028

Attachment to that certain Warranty Deed executed by Todd R. Plumb and Dianne Plumb grantor(s), to Connie Jean Nelson, Trustee of The Connie Jean Nelson Revocable Trust dated January 8, 2025 grantee(s).

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**EXHIBIT "A"**

Parcel 1:

A portion of Lot Thirteen (13), "PHEASANT RUN ESTATES SUBDIVISION - AMENDED", according to the Official Plat thereof, recorded in the Office of the County Recorder of said County, Being described as follows:

Beginning at an angle point on the Westerly boundary line of "PHEASANT RUN ESTATES SUBDIVISION - AMENDED", said point lies South 00°03'30" East, 1,800.88 feet along the section line and North 90°00'00" East, 2,554.74 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West of the Salt Lake Base and Meridian and running thence along said Westerly boundary line in the following two (2) courses: North 40°00'00" East 130.96 feet; thence North 00°00'00" East 50.33 feet; thence leaving said boundary line South 56°00'00" East 153.45 feet to a point on the Westerly right-of-way line of Pheasant Run Lane, a 39.00 foot wide private street, said point is on the arc of a 100.00 foot radius curve concave to the Southeast, the radius point of which bears South 39°32'27" East; thence coincident with said Westerly right-of-way line in the following three (3) courses: through a central angle of 15°27'33" Southwesterly 26.98 feet along the arc of said curve to the point of tangency; thence South 35°00'00" West 52.00 feet to the point of curvature of a 144.50 foot radius curve concave to the Southeast; thence through a central angle of 13°55'03" Southwesterly 35.10 feet along the arc of said curve to a point on a non-radial line; thence leaving said Westerly right-of-way line North 79°03'00" West 149.58 feet to said angle point and the point of beginning.

Parcel 2:

Beginning at the Northwest Corner of Lot Thirteen (13), PHEASANT RUN ESTATES SUBDIVISION - AMENDED, said point lies South 00°03'30" East, 1650.23 feet along the Section line and North 90°00'00" East, 2639.07 feet from the Northwest Corner of Section 14, Township 43 South, Range 16 West, Salt Lake Base and Meridian and running thence along the Westerly line of said Lot 13 in the following Two (2) courses: South 00°00'00" East, 50.33 feet; thence South 40°00'00" West, 130.96 feet; thence leaving said Westerly line North 29°11'44" East, 172.57 feet to said Northwest Corner and the point of beginning.

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Initials TP, DP